

118.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

780,600 / 780,600

USE VALUE:

780,600 / 780,600

ASSESSED:

780,600 / 780,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
158		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHARGEL NICOLE LEWENSON	
Owner 2:	
Owner 3:	

Street 1: 158 WRIGHT ST	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LEWENSON RICHARD -	
Owner 2: LEWENSON SANDRA -	
Street 1: 133 MT HOPE BLVD	
Twn/City: HASTINGS ON HUDSON	
StProv: NY	Cntry
Postal: 10706	

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	6000	Sq. Ft.	Site	0	70.	1.00	6													

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	360,600		420,000	780,600		75894
							GIS Ref
							GIS Ref
							Insp Date
							04/10/18

PREVIOUS ASSESSMENT		Parcel ID		118.0-0002-0009.0		PRINT				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	360,600	0	6,000.	420,000	780,600		Year end	12/23/2021
2021	101	FV	349,900	0	6,000.	420,000	769,900		Year End Roll	12/10/2020
2020	101	FV	349,900	0	6,000.	420,000	769,900		Year End Roll	12/18/2019
2019	101	FV	274,400	0	6,000.	414,000	688,400		Year End Roll	1/3/2019
2018	101	FV	229,400	0	7,901.	348,200	577,600		Year End Roll	12/20/2017
2017	101	FV	229,400	0	7,901.	328,500	557,900		Year End Roll	1/3/2017
2016	101	FV	229,400	0	7,901.	302,200	531,600		Year End	1/4/2016
2015	101	FV	216,100	0	7,901.	282,500	498,600		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWENSON RICHAR	71781-540	1	10/23/2018	Family	99	No	No		
LEAVEY CHRISTOP	70771-352		3/23/2018		821,000	No	No		
LOMBARDI KEITH,	70167-175		10/31/2017	Change>Sale	765,000	No	No		Sale is for 6000 sqft lot with house addition
NYBERG SCOTT,	69195-328		4/28/2016	Change>Sale	490,000	No	No		
NYBERG DOROTHY	52468-558		3/26/2009	Family	99	No	No		
	9517-178		1/1/1901	Family		No	No	N	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/13/2017	847	Inter Fi	45,000	O					4/10/2018	Meas/Inspect	DGM	D Mann					
6/20/2017	709	Heat App	15,000	C					4/3/2018	Info Fm DEED	DGM	D Mann					
5/18/2017	578	Inter-De	2,800	C					3/31/2009	Measured	197	PATRIOT					
									3/15/2000	Inspected	264	PATRIOT					
									2/14/2000	Measured	264	PATRIOT					
									1/1/1982		KM						

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 6 - Colonial	1T - 1 & 3/4 Sty	Total: 1		Full Bath: 1	Rating: Very Good	PDAS. Subdivision bk 70167 pg 175 10/31/2017.																	
(Liv) Units: 1				A Bath:	Rating:																		
Foundation: 3 - BrickorStone				3/4 Bath:	Rating:																		
Frame: 1 - Wood				A 3QBth:	Rating:																		
Prime Wall: 4 - Vinyl				1/2 Bath: 1	Rating: Very Good																		
Sec Wall: %				A HBth:	Rating:																		
Roof Struct: 1 - Gable				OthrFix:	Rating:																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	RESIDENTIAL GRID																	
Color: YELLOW				A Kits:	Rating:	1st Res Grid   Desc: Line 1   # Units 1																	
View / Desir:				Frl:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Other																	
Grade: C - Average				<b>CONDOS INFORMATION</b>				Upper															
Year Blt: 1914	Eff Yr Blt:			Location:				Lvl 2															
Alt LUC:	Alt %:			Total Units:				Lvl 1															
Jurisdict: G19	Fact: .			Floor:				Lower															
Const Mod:				% Own:				Totals RMS: 8 BRs: 3 Baths: 1 HB: 1															
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: VG - Very Good 4.6 %				Exterior:								No Unit RMS BRS FL							
Prim Int Wal 2 - Plaster				Functional: %				Interior:								1 8 3							
Sec Int Wall: %				Economic: %				Additions:															
Partition: T - Typical				Special: %				Kitchen:															
Prim Floors: 3 - Hardwood				Override: %				Baths:															
Sec Floors: %				Total: 4.6 %				Plumbing:															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00				Electric:															
Subfloor:				Size Adj.: 1.35000002				Heating:															
Bsmnt Gar:				Const Adj.: 0.99989998				General:								Totals 1 8 3							
Electric: 3 - Typical				Adj \$ / SQ: 175.482																			
Insulation: 2 - Typical				Other Features: 81489																			
Int vs Ext: S				Grade Factor: 1.00																			
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																			
Heat Type: 3 - Forced H/W				NBHD Mod:																			
# Heat Sys: 1	% Heated: 100	% AC: 100		LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 377985																			
% Com Wal	% Sprinkled			Depreciation: 17387																			
MOBILE HOME				Depreciated Total: 360597																			
Make:				Serial #:				PARCEL ID 118-0-0002-0009.0								IMAGE							
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
More: N				Total Yard Items:				Total Special Features:								Total:							